

1 Zev Shechtman (State Bar No. 266280)
Zev.Shechtman@saul.com
2 Carol Chow (State Bar No. 169299)
carol.chow@saul.com
3 Turner N. Falk (Admitted pro hac vice)
turner.falk@saul.com
4 SAUL EWING LLP
1888 Century Park East, Suite 1500
5 Los Angeles, California 90067
6 Telephone: (310) 255-6100

7 Counsel to Debtors
8 Alan Gomperts, Daniel Halevy, and
Susan Halevy
9
10

11 **UNITED STATES BANKRUPTCY COURT**
12 **CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION**

13 In re:

14 SEATON INVESTMENTS, LLC, *et al.*,

15 Debtors and Debtors in
16 Possession.
17
18
19
20
21
22
23
24
25
26
27
28

Lead Case No. 2:24-bk-12079-VZ

Jointly Administered with Case Nos.:
2:24-bk-12080-VZ; 2:24-bk-12081-VZ;
2:24-bk-12082-VZ; 2:24-bk-12091-VZ;
2:24-bk-12074-VZ; 2:24-bk-12075-VZ
and 2:24-bk-12076-VZ

Chapter 11

**STATUS REPORT RE
CONTINUED HEARING ON
MOTION TO AUTHORIZE USE
CASH COLLATERAL PURSUANT
TO 11 U.S.C. § 363(C)(2)**

Date: July 23, 2024
Time: 11:00 a.m.
Crtrm.: 1368

- ☐ Affects All Debtors.
- ☐ Affects Seaton Investments, LLC
- ☐ Affects Colyton Investments, LLC
- ☐ Affects Broadway Avenue Investments, LLC
- ☒ Affects SLA Investments, LLC
- ☒ Affects Negev Investments, LLC
- ☒ Affects Alan Gomperts
- ☐ Affects Daniel Halevy
- ☒ Affects Susan Halevy

SLA Investments, LLC (“SLA”), Negev Investments, LLC (“Negev”), Susan Halevy (“Susan” or “Susan Halevy”), and Alan Gomperts (“Alan” or “Alan Gomperts”), debtors and debtors-in-possession (the “Debtors”) in the above-entitled jointly administered chapter 11 bankruptcy cases (the “Bankruptcy Cases”) hereby submit this status report:

Three secured creditors— Archway Real Estate Income Fund I SPI I, LLC (“Archway”), Wells Fargo Bank National West, and Harvest Small Business Finance, LLC (the “Lenders”)— previously objected (or joined in objections) to Debtors’ *Motion By Affected Debtors For Entry Of An Order Authorizing Use Of Cash Collateral Pursuant To 11 U.S.C. § 363(c)(2)* (“Motion”) (doc. no. 87).

The initial hearing on the Motion was held on June 20, 2024.

After the June 20, 2024 hearing on the Motion, the Debtors worked productively with the Lenders on a consensual form of interim order. The consensual form of interim order was signed

1 by the Lenders and lodged on July 10, 2024 (doc. no. 120).¹

2 The Debtors are continuing to work with Lenders toward a form of order on final (or longer
3 term) approval of the use of cash collateral.

4 Accordingly, the Debtors have requested that the Lenders stipulate to another continuance
5 of the hearing on the Motion currently scheduled for July 23, 2024, to the next available hearing
6 date at least four weeks after the current hearing date, which is August 27, 2024, at 11:00 a.m., and
7 an extension of approval of interim use of cash collateral through August 27, 2024.

8
9 Dated: July 16, 2024

SAUL EWING LLP

10
11 By: /s/ Zev Shechtman
12 Zev Shechtman, Attorneys for Individual Debtors

13
14 Dated: July 16, 2024

WEINTRAUB ZOLKIN TALERICO & SELTH LLP

15
16 By: 
17 Derrick Talerico, Attorneys for Corporate Debtors

18
19
20
21
22
23
24
25
26
27
28 ¹ Due to formatting issues, it was resubmitted on July 11, 2024 (doc. no. 121).

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding.
My business address is:

Saul Ewing LLP, 1888 Century Park East, Suite 1500, Los Angeles, CA 90067

A true and correct copy of the document entitled: **STATUS REPORT RE CONTINUED HEARING ON MOTION TO AUTHORIZE USE CASH COLLATERAL PURSUANT TO 11 U.S.C. § 363(C)(2)** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **July 16, 2024**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

SEE ATTACHED

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date), I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to

F.R.Civ.P. 5 and/or controlling LBR, on **July 16, 2024**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

BY PERSONAL DELIVERY:

Hon. Vincent P. Zurzolo
U.S. Bankruptcy Court
Roybal Federal Building
255 E. Temple Street, **(Bin outside Suite 1360)**
Los Angeles, CA 90012

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

July 16, 2024
Date

Easter A. Santa Maria
Printed Name

Easter A. Santa Maria
Signature

SERVICE LIST BY NEF:

Tanya Behnam on behalf of Creditor Korth Direct Mortgage Inc.
tbehnam@polsinelli.com,
tanyabehnam@gmail.com;ccripe@polsinelli.com;ladoctring@polsinelli.com

Carol Chow on behalf of Debtor Alan Gomperts
Carol.Chow@saul.com, easter.santamaria@saul.com

Carol Chow on behalf of Debtor Daniel Halevy
Carol.Chow@saul.com, easter.santamaria@saul.com

Carol Chow on behalf of Debtor Susan Halevy
Carol.Chow@saul.com, easter.santamaria@saul.com

Turner Falk on behalf of Debtor ALAN GOMPERTS
turner.falk@saul.com, tnfalk@recap.email

Turner Falk on behalf of Debtor Alan Gomperts
turner.falk@saul.com, tnfalk@recap.email

Turner Falk on behalf of Debtor Daniel Halevy
turner.falk@saul.com, tnfalk@recap.email

Turner Falk on behalf of Debtor Susan Halevy
turner.falk@saul.com, tnfalk@recap.email

Michael G Fletcher on behalf of Creditor Archway Real Estate Income Fund I SPE I, LLC
mfletcher@frandzel.com, sking@frandzel.com

Michael G Fletcher on behalf of Creditor Archway real estate income fund
mfletcher@frandzel.com, sking@frandzel.com

Todd S. Garan on behalf of Creditor Wells Fargo National Bank West
ch11ecf@aldridgepate.com, TSG@ecf.inforuptcy.com;tgaran@aldridgepate.com

Todd S. Garan on behalf of Interested Party Courtesy NEF
ch11ecf@aldridgepate.com, TSG@ecf.inforuptcy.com;tgaran@aldridgepate.com

Jacqueline L James on behalf of Creditor Harvest Small Business Finance, LLC
jjames@hrhlaw.com

Jacqueline L James on behalf of Interested Party Harvest Small Business Finance, LLC
jjames@hrhlaw.com

Kelly L Morrison on behalf of U.S. Trustee United States Trustee (LA)

kelly.l.morrison@usdoj.gov

Avi Edward Muhtar on behalf of Interested Party Avi Muhtar
amuhtar@crowndandstonelaw.com

Bruce D Poltrock on behalf of Creditor Archway Real Estate Income Fund I SPE I, LLC
bpoltrock@frandzel.com, achase@frandzel.com

Zev Shechtman on behalf of Debtor Alan Gomperts
Zev.Shechtman@saul.com, zshechtman@ecf.inforuptcy.com;easter.santamaria@saul.com

Zev Shechtman on behalf of Debtor Daniel Halevy
Zev.Shechtman@saul.com, zshechtman@ecf.inforuptcy.com;easter.santamaria@saul.com

Zev Shechtman on behalf of Debtor Susan Halevy
Zev.Shechtman@saul.com, zshechtman@ecf.inforuptcy.com;easter.santamaria@saul.com

Derrick Talerico on behalf of Debtor Broadway Avenue Investments, LLC
dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com

Derrick Talerico on behalf of Debtor Colyton Investments, LLC
dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com

Derrick Talerico on behalf of Debtor Negev Investments, LLC
dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com

Derrick Talerico on behalf of Debtor SLA Investments, LLC
dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com

Derrick Talerico on behalf of Debtor Seaton Investments, LLC
dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com

United States Trustee (LA)
ustpreion16.la.ecf@usdoj.gov

Gerrick Warrington on behalf of Creditor Archway Real Estate Income Fund I SPE I, LLC
gwarrington@frandzel.com, achase@frandzel.com

Gerrick Warrington on behalf of Creditor Archway real estate income fund
gwarrington@frandzel.com, achase@frandzel.com

Jennifer C Wong on behalf of Interested Party Courtesy NEF
bknotice@mccarthyholthus.com, jwong@ecf.courtdrive.com